



36 Greythorn Drive,
West Bridgford, NG2 7GG

TJ
THOMAS
JAMES

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Thomas James are delighted to offer to the market, this recently refurbished and extended detached family home situated in the sought-after suburb of West Bridgford. The property is within easy reach of excellent facilities including highly regarded primary and secondary schools, shops, restaurants and parks, and of transport networks by road and tram, to the city centre.

Arranged over two floors, the well presented and versatile accommodation includes a spacious open plan living area, dining area and breakfast kitchen, a rear porch, a utility room, and a hallway leading to a ground floor bedroom/study and shower room, with the first floor landing giving access to the three bedrooms (with an en-suite bathroom to the master) and the family shower room.

Benefiting from NEST gas central heating and double glazing, the property boasts extensive private gardens, plus a block paved driveway and single garage (complete with an electric door) providing off road parking for a number of vehicles.

Early viewing is highly recommended.

Offers Over £450,000



GROUND FLOOR ACCOMMODATION

Canopied Entrance Porch

With tiled flooring, ceiling light point, giving access to the:-

Composite Entrance Door

With glazed side panels, leading into the:-

Reception Area

Wooden flooring, stairs rising to the first floor, and open plan access through to the dining area, breakfast kitchen area, and the:-

Open Plan Lounge Area

Double glazed bay window to the front elevation, cast iron radiator, wooden flooring, two centre ceiling lights, log burner, French doors leading out to the side garden, open to the:-

Open Plan Dining Area

Double glazed bay window to the front elevation, wooden flooring, centre ceiling light, cast iron radiator, door to the inner hallway, and open access through to the:-

Open Plan Breakfast Kitchen

Fitted with a range of wall, display, drawer and base units with quartz work surfaces over, inset ceramic sink unit with mixer tap, Stoves Range cooker with an extractor fan over, drinks fridge, integrated appliances including an AEG dishwasher, a fridge, and a freezer.

Central breakfast bar area with feature light over, tall feature radiator, wooden flooring, large feature double glazed window to the rear elevation, and a door to the:-

Rear Porch

With a pedestrian door giving access to the SINGLE GARAGE, and further doors leading out to the rear garden and to the:-

Utility Room

Space for a washing machine and tumble dryer, radiator, storage and ceiling light point.

Inner Hallway

Storage cupboard (currently used as a wardrobe), and doors leading to the ground floor shower room and the:-

Bedroom Three / Study

A versatile room, with a double glazed window to the rear elevation, centre ceiling light.

Ground Floor Shower Room

Fitted with a three piece suite comprising a low level flush w/c, a wash hand basin set in a vanity unit, and a fully tiled shower cubicle with a rainfall shower and a handheld shower attachment.

Tiled flooring, two double glazed windows to the rear elevation.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Doors leading to three bedrooms and the family bathroom.

Bedroom One

Double glazed window to the front elevation, two built-in wardrobes, ceiling spot lights, radiator, and a door leading through to the:-





En-Suite Bathroom

Fitted with a low level w/c, a wash hand basin set in the vanity unit, a freestanding bath, and a fully tiled double shower cubicle with a rainfall shower and handheld attachment. Double glazed window to the rear elevation, towel radiator, tiled flooring, part tiled walls.

Family Shower Room

Fully tiled and fitted with a three piece suite comprising a low level flush w/c, a wash hand basin set in a wooden vanity unit with storage and drawers, and a shower cubicle with a rainfall shower together with a hand held attachment. Double glazed window to the rear elevation.

Bedroom Four

Double glazed windows to the rear and side elevations, built-in wardrobe, centre ceiling light, radiator.

Bedroom Two

Double glazed window to the front elevation, built-in wardrobe, ceiling spot lights, radiator.

OUTSIDE

To the front of the property there is a large block paved driveway and SINGLE GARAGE providing off road parking for multiple vehicles.

There are raised borders, exterior lights, and steps which lead up to a decked area and the entrance door.

The property enjoys privately enclosed gardens to the side and rear. The rear garden includes a large patio area adjacent to the property with steps leading up to a shaped lawn beyond. There is gated access to the front, extensive exterior lighting, an outside tap and power points.

OUTSIDE (Cont'd...)

A pathway leads from the rear garden to a side garden where there is a patio and lawned area accessed from the lounge. Steps then lead down to a further privately enclosed lawn with a gate leading again to the front.

Single Garage

With an electric up and over door to the front (with light over), eaves storage, shelving, pedestrian door and housing the boiler.

Agent Note

The vendor has advised that blinds and floorings are to be included throughout.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

Directions

Greythorn Drive can be located from Loughborough Road (A60), West Bridgford.





DISCLAIMER NOTES

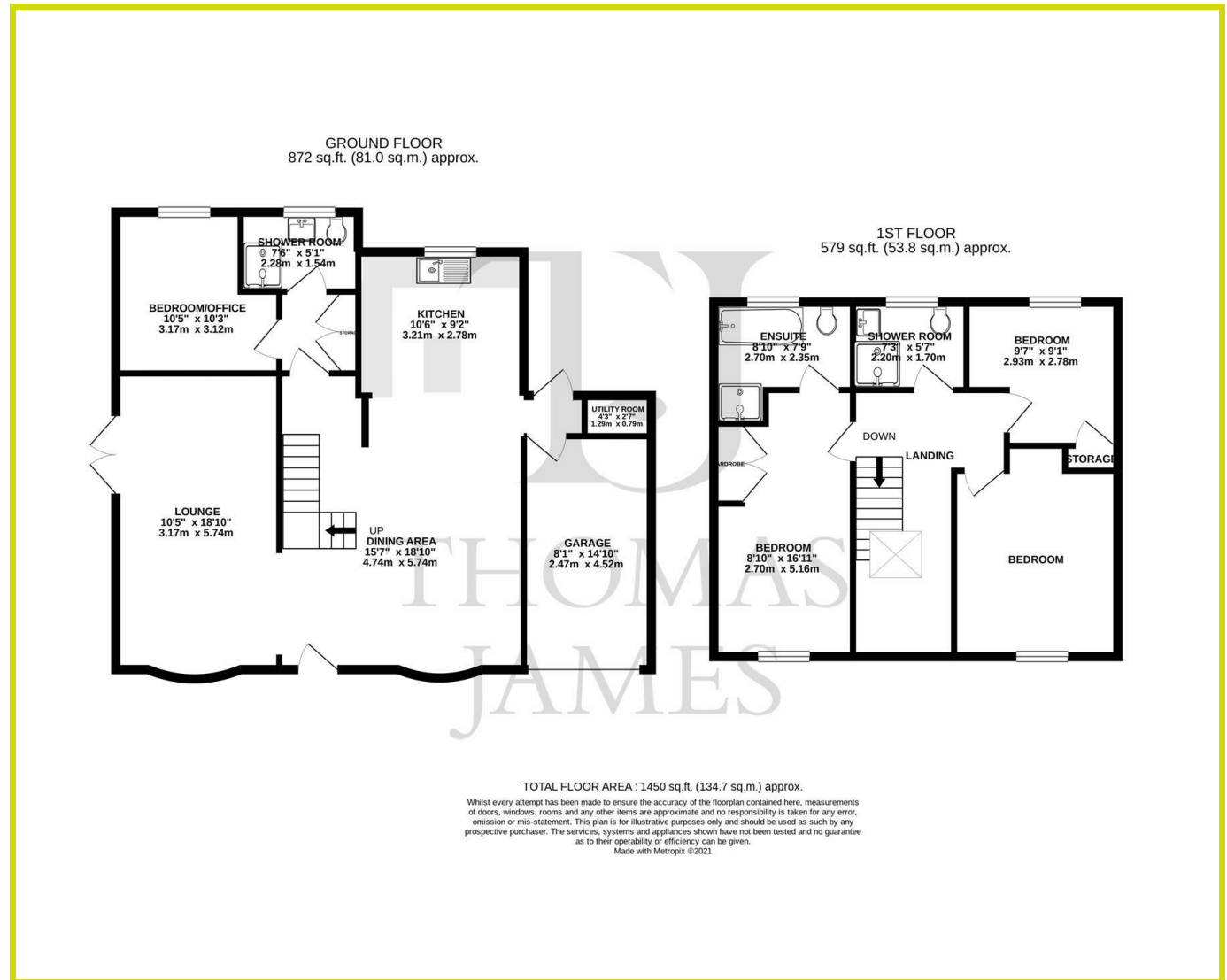
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	81
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



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